

3.

Florence, New Jersey 08518-2323
March 2, 2026

The Regular meeting of the Florence Township Board of Adjustment was held on the above date at the Municipal Complex, 711 Broad Street, Florence, NJ. Chairman Puccio called the meeting to order at 7:30 p.m. followed by a salute to the flag.

Mr. Studzinski read the following statement: "I would like to announce that this meeting is being held in accordance with the provisions of the Open Public Meetings Act. Adequate notice has been provided to the official newspapers and posted in the main hall of the Municipal Complex."

Upon roll call the following members were found to be present:

Brett Buddenbaum	Anant Patel
Dennis Puccio	Lou Sovak
Daniel Studzinski	Charles Wible
James Fevola	Ramesh Jayaram
Steven Rudolph	

Also Present: Solicitor David Frank
 Engineer Bryan Clark (virtual)
 Planner Brett Harris (virtual)
 Clerk Anne-Marie Hellmann

MINUTES

It was the Motion of Mr. Rudolph, seconded by Mr. Buddenbaum to adopt the minutes from the regular meeting of February 2, 2026. Motion unanimously approved by all members present.

APPLICATIONS

- A. ZB#2026-03: Application from Singularity AEC LLC 45-49 Main Street Block 136, Lot 15.01 for Use Variance to convert 2nd floor to apartments

A letter was received in the Land Use office on February 25 from the Township solicitor to request an adjournment to give the township some extra time to review the application. It was requested to be heard at the next Zoning Board meeting which is scheduled for April 6, 2026.

A Motion by Mr. Rudolph, seconded by Mr. Studzinski to adjourn the application to the April 6, 2026 Zoning Board Meeting without noticing again. Motion approved by all members present.

RESOLUTIONS

- A. ZB-2026-05: Approval of Application from Joseph Wargo 209 East 8th Street, Florence Block 67, Lot 1 for bulk variance for a detached garage

4.

A Motion was made by Mr. Sovak, seconded by Mr. Patel to approve ZB-2026-05. Upon Roll Call, the Board voted as follows:

YEA: Sovak, Patel, Buddenbaum, Rudolph, Studzinski, Wible, Puccio

NO: None

B. ZB-2026-06 Approval of Application from QR Railroad Logistics LLC 839 Railroad Ave, Block 147.01, Lot 3.01 for Preliminary and Final Major Site Plan

A Motion was made by Mr. Buddenbaum, seconded by Mr. Wible to approve ZB-2026-06. Upon Roll Call, the Board voted as follows:

YEA: Buddenbaum, Wible, Patel, Rudolph, Sovak, Studzinski, Puccio

NO: None

CORRESPONDENCE

A. Letter from Bisgaier Hoff re: ZB#2025-06 (Expert Services) 2015 Burlington-Columbus Road Block 170 Lot 9.03 dated Feb 13, 2026

B. Letter from Parker McCay re: ZB#2025-06 (Expert Services) 2015 Burlington-Columbus Road Block 170 Lot 9.03

At last month's meeting, it was agreed that the Clerk would reach out to the applicant and/or his representation to check for an update on the status of the application. There were some outstanding documents that the Board Professionals required in order to deem the application complete. The Board received two letters regarding application ZB#2025-06. The letter from the applicant's attorney, Mr. Flannery, the applicant's attorney said that the applicant is still working with an engineer to draw up the revised plans that were requested. The applicant is also working with the adjoining property owner where the applicant's property overlaps into that property.

A second letter from the adjoining property owner's representation was received on February 27, 2026. Burlington Stores is the property owner and through their representation, they state that they will not subdivide or let the owner of 2015 Burlington-Columbus Rd rent the property from them.

Engineer Clark stated that in the original review letter it mentioned that the adjacent property was being used by the current owner of 2015 Burlington-Columbus Road. He added that without the option to purchase that area, they will have to adjust the plans to remain on Expert Service's property.

If the applicant supplies different plans, then the Board Professionals will have to review them again. Engineer Clark and Planner Harris stated that the applicant has not reach out to either regarding this application. The applicant will have to submit new plans and notice again if he decides to proceed with the process. Solicitor Frank explained that a Use Variance application can be bifurcated into two parts, one with a sketch and a general idea to request the Use approval, and once that is approved, they can come back to the Board with a full site plan.

5.

Motion made by Mr. Rudolph, seconded by Mr. Studzinski to approve adjourning the application to April 6, and dismiss without prejudice if no response from the applicant. Motion approved by all members present.

PUBLIC COMMENT

There was no one from the public in attendance.

ADJOURNMENT

It was the Motion of Mr. Buddenbaum, seconded by Mr. Patel to adjourn the meeting at 7:52 p.m. Motion unanimously approved by all members present.

GS/ah

Daniel Studzinski, Secretary